



City of Loma Linda Official Report

Robert Ziprick, Chairman
Charles Umeda, Vice Chairman
Robert Christman, Board Member
Floyd Petersen, Board Member
Stan Brauer, Board Member

CRA AGENDA: February 28, 2006
TO: Agency Board Members
VIA: Dennis R. Halloway, Executive Director
FROM: Pamela Byrnes-O'Camb, Secretary
SUBJECT: CRA Bill #R-2006-05 – Approving the Purchase Agreement and Joint Escrow Instructions for 10582 Poplar Street (APN 0283-114-56)

RECOMMENDATION

It is recommended that the Agency Board adopt CRA Bill #R-2006-05.

BACKGROUND

The Agency Board authorized its negotiators to consider offers for the purchase of properties within the Redevelopment Project Area. Poplar Street lies within the North Central Neighborhood of the Project Area.

The subject property is located on the west side of Poplar Street, and is comprised of an 8,250 square-foot lot with a single-family house of approximately 500 square feet that is occupied. The purchase price of \$175,000 has been accepted.

ANALYSIS

Acquisition of the subject property will facilitate the Agency's affordable housing goals within the North Central Neighborhood.

ENVIRONMENTAL

Not applicable.

FINANCIAL IMPACT

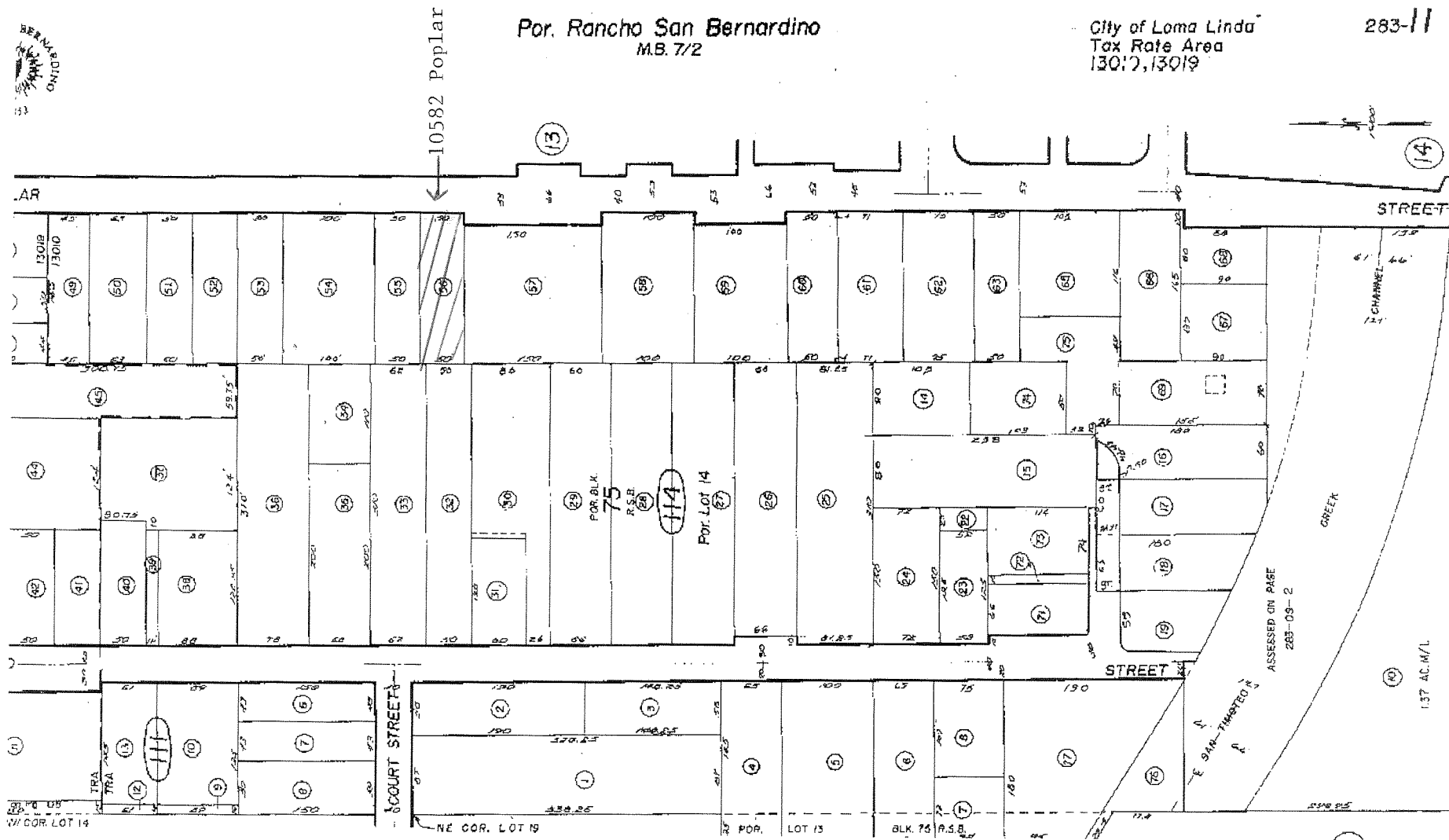
\$175,000

Attachment: Site Map
CRA Bill #R-2006-05



City of Loma Linda
Tax Rate Area
13012, 13019

283-1



RESOLUTION NO. _____

A RESOLUTION OF THE LOMA LINDA REDEVELOPMENT
AGENCY APPROVING AND AUTHORIZING THE EXECUTION
OF AN AGREEMENT FOR THE ACQUISITION OF PROPERTY
FROM MUHAMMAD FARHA (10582 POPLAR STREET)

WHEREAS, the Loma Linda Redevelopment Agency (the "Agency") is engaged in activities necessary to carry out and implement the Redevelopment Plan for the Loma Linda Redevelopment Project (the "Redevelopment Project") and the merged redevelopment project area ("Project Area") established thereby; and

WHEREAS, in order to carry out and implement such Redevelopment Plan the Agency proposes to enter into that certain Purchase and Sale Agreement and Joint Escrow Instructions substantially in the form submitted herewith (the "Agreement") with Muhammad Farha, a single man (the "Owner") for the sale by Owner and the acquisition by Agency of certain property located at 10582 Poplar Street, Loma Linda (the "Property"), all as more particularly set forth in the Agreement; and

WHEREAS, the Agency has duly considered the terms and conditions of the Agreement, and desires to approve the Agreement and authorize the acquisition of the Property by Agency under the terms of such Agreement; and

WHEREAS, the acquisition of the Property under the Agreement and the implementation of the Agreement will assist in the implementation of the Redevelopment Plan; and

WHEREAS, all actions required by all applicable law with respect to the proposed Agreement have been taken in an appropriate and timely manner; and

WHEREAS, the Agency has duly considered all of the terms and conditions of the proposed Agreement and believes that the Agreement and its implementation are in the best interests of the Agency as well as the City of Loma Linda and the health, safety, and welfare of its residents, and in accord with the public purposes and provisions of applicable state and local laws and requirements.

NOW, THEREFORE, BE IT RESOLVED by the Loma Linda Redevelopment Agency as follows:

1. The Agency hereby approves the Agreement and authorizes and directs the Executive Director of the Agency to execute the Agreement on behalf of the Agency, and to execute the deed acceptance thereunder on behalf of the Agency.

2. The Agency additionally authorizes the Executive Director to take such actions as are necessary or convenient to comply with any applicable relocation requirements or enactments. The Executive Director of the Agency, or his designee, is authorized to implement the Agreement and take all further actions and execute all escrow documents and other documents which are necessary or appropriate to carry out the Agreement.

3. The Agency authorizes and approves the payment of such moneys and provision of other consideration as are provided for under the Agreement.

Resolution No.

Page 2

4. The Agency Secretary shall certify to the adoption of this Resolution.

The foregoing Resolution is hereby approved and adopted this 28th day of February 2006 by the following vote:

Ayes:

Noes:

Absent:

Robert Ziprick, Chairman

ATTEST:

Pamela Byrnes-O'Camb, Secretary